

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 22/1501-1503 Malvern Road, Glen Iris, VIC 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$495,000 & \$520,000

### Median sale price

Median price \$755,500 Property Type Apartment Suburb Glen Iris (3146)  
Period - From 01/05/2022 to 30/04/2023 Source Corelogic

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
15/1501-1503 MALVERN ROAD, GLEN IRIS VIC 3146	\$540,000	21/04/2023
6/1495-1499 MALVERN ROAD, GLEN IRIS VIC 3146	\$560,000	05/02/2023
1/49 MAITLAND STREET, GLEN IRIS VIC 3146	\$565,000	25/08/2022

This Statement of Information was prepared on: 24/05/2023